

**EXHIBIT D**

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Leardon Boilers Works Inc.

479 Walton Avenue  
Bronx, New York 10451  
Phone (718) 585-5314  
Fax (718) 585-5315

# Invoice

DATE	INVOICE #
8/30/2005	17759

BILL TO
25 East 21st Street Owners C/O Cooper Square Realty, Inc. 6 East 43rd Street, 14th Floor New York, New York 10017 Attention: Accounts Payable

TERMS	PROJECT	P.O. NO. X
Due on receipt	25 East 21st Stre...	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Service Date: 06/01/2005 Boiler service contract effective June 1 2005 to June 1, 2006	0.00 1,695.00	0.00 1,695.00T
	Price for Agreement:		
	Sales Tax	8.375%	141.96
<div><div>BLDG # <u>1440</u> GL CODE <u>6010</u></div><div>VENDOR CODE <u>LEAR</u></div><div>PM APPROVAL / DATE _____</div><div>SUPER / RM APPROVAL / DATE <u>[Signature]</u></div><div>OWNER APPROVAL / DATE <u>[Signature]</u></div><div>ITEM # / DATE ENTERED _____</div><div>CHECK # / DATE _____</div></div>			
Thank you for your business		Total	\$1,836.96

## GRAMERCY CONDO

CHECK NO. 10165

INV.DATE	BUILDING ADDRESS	DESCRIPTION	INVOICE	VENDOR-BLD	G/L ACCT	AMOUNT
102405	25 EAST 21ST STREE	6/1/05 - 6/1/06	17759	LEAR-640	6010	1836.96
102405	25 EAST 21ST STREE	OVERHAUL OIL BURNE	17760	LEAR-640	6010	367.39
102405	25 EAST 21ST STREE	BOILER#1 DEP.INSPE	17959	LEAR-640	6010	894.09
102405	25 EAST 21ST STREE	SEAL UP CHIMNEY BA	17977	LEAR-640	6010	331.63
TO: LEARDON BOILER WORKS INC.			10/24/05 NO.10165	3430.07		

SAVE THIS PART FOR YOUR RECORDS